**MINUTES OF THE**
**VINEYARD REDEVELOPMENT AGENCY BOARD MEETING**
**Vineyard Town hall, 240 East Gammon Road, Vineyard, Utah**
**April 23, 2014, 10:18 PM**

| **PRESENT:** | **ABSENT:** |
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| Chairman Randy Farnworth | |
| Board member Sean Fernandez | |
| Board member Julie Fullmer | |
| Board member Dale Goodman | |
| Board member Nate Riley | |

Staff Present: Building Inspector Doug Bezzant, Attorney David Church, Planner Nathan Crane, Water Operator Sullivan Love, Treasurer Jacob McHargue, Engineer Don Overson, Financial Advisor Kelly Pfost with Lewis Young Roberson & Burningham (LYRB), Town Clerk/Recorder Pamela Spencer

**Others Attending**: Pete Evans with Flagship Homes, Nate Hutchings with Anderson Geneva

The Vineyard Town Redevelopment Agency (RDA) held a board meeting on April 23, 2014 starting at 10:18 PM in the Vineyard Town hall.

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**Regular Session -** The meeting was called to order at 10:18 PM.

**MINUTES REVIEW AND APPROVAL** - *October 23, 2013, November 13, 2013 and November 20, 2013*

**Motion:** BOARD MEMBER RILEY MOVED TO APPROVE THE MINUTES FROM OCTOBER 23, 2013, NOVEMBER 13, 2013, AND NOVEMBER 20, 2013 AS WRITTEN. BOARD MEMBER FERNANDEZ SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

**BUSINESS ITEMS:**

**2.1** ***Discussion and Action*** – **WatersEdge Reimbursement Proposal**

*This is a reimbursement proposal by Woodside and Flagship Homes for the WatersEdge Development. The RDA Board will take appropriate action.*

Mr. Church reviewed the reimbursement proposal presented to the town. He explained that the developer proposed to build the backbone roads with sewer and waterline infrastructure with a reimbursement from the RDA so it would be ready when their development was approved. Mr. Church pointed out that the road plan would not change regardless of the development in the area. He explained that the proposed reimbursement was only for the design costs.

Ms. Pfost discussed repayment options and reviewed the possible tax increment. She mentioned that 75 percent of the tax increment would go to the RDA and that 25 percent would go to the taxing entities that would have received it otherwise. She explained that RDA overhead costs needed to be considered and recommended that the Board not commit more than 70 percent of the collected tax increment. She also recommended that a maximum number of years was added to the agreement.

Mr. Hutchings said Anderson Geneva was in favor of the proposal and thought it was a good use of RDA funds.

**Motion:** BOARD MEMBER FERNANDEZ MOVE TO AUTHORIZE THE CHAIRMAN TO SIGN THE AGREEMENT UPON RECEIPT AND REVIEW. BOARD MEMBER FULLMER SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

**2.2** ***Discussion and Action*** – **<u>WatersEdge Master Plan Design Work</u>**

*Pete Evans with Flagship Homes would like the RDA Board to approve JUB engineering to begin design work on the City Parks and other RDA facilities within the Water's Edge Master Plan at risk due to the fact that the master plan has not received final approval. RDA Board will take appropriate action.*

Ms. Kelly Post recommended to table a decision until the density was clarified.

**Motion:** BOARD MEMBER GOODMAN MOVED TO TABLE THE DISCUSSION REGARDING THE WATERSEDGE MASTER PLAN DESIGN WORK. BOARD MEMBER FERNANDEZ SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

**2.3** ***Discussion and Action*** – **<u>RDA Funds for Railroad Spur</u>**

*The board will discuss using RDA funds to bring the design of the railroad spur up to 30% on the Geneva Property. RDA Board will take appropriate action.*

Chairman Farnworth explained that Vineyard was asked to pay $12,500 to get the rail spur designed to 30 percent. He said the money would be taken out of the $16 Million from UDOT (Utah Department of Transportation).

Board member Riley pointed out that the $16 Million loan amount was not currently in Vineyard's account, but that the $12,500 was coming out of the RDA and could be reimbursed. He said the request was so the design could get done immediately.

The Board reviewed the plan for the rail spur and discussed the design. They discussed the letter received recently from Anderson Development and talked about the costs associated with the rail spur relocation.

Board Member Fernandez wondered if Anderson Geneva was willing to give the town a break in land costs. Mr. Hutchings said they were willing to consider it.

**Motion:** BOARD MEMBER RILEY MOVED TO APPROVE SPENDING $12,500 TO BRING THE DESIGN TO 30 PERCENT. BOARD MEMBER GOODMAN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

**ADJOURNMENT** -

The meeting adjourned at 10:41 PM. The Redevelopment Agency Board will schedule future meetings as necessary.

**MINUTES APPROVED ON:** September 10, 2014

**CERTIFIED CORRECT BY:** /s/ Pamela Spencer

**P. SPENCER, TOWN CLERK/RECORDER**